

07/28/16 – Badlands File Map

Level 1 Orchestra Village Application for 720-unit acre MF Development on 17.49 acres GPA-62387 ZON-62392 SDR-62393	Level 2 GPA	Level 3 Staff Report (GPA/ZON/SDR)	EPLAN FILES N/A
		Location Map	PRJ62226_GM001
		Application	PRJ62226_AP001
		SOFI	PRJ62226_SF001
	ZON	Location Map	PRJ62226_ZM001
		Application	PRJ62226_AP002
	SDR	Application	PRJ62226_AP003
		deed/legal	PRJ62226_DG001
		justification letter	PRJ62226_JF001
		Architectural site plan	PRJ62226_SP001
		Grading Exhibit	PRJ62226_SP002
		landscape plan	PRJ62226_LP001
		Elevations – Building 1	PRJ62226_EV001
		Elevations – Building 2	PRJ62226_EV002
		Elevations – Building 3	PRJ62226_EV004
		Elevations – Building 4	PRJ62226_EV003
		Floor Plans – Building 1 composite	PRJ62226_FP005
		Floor Plans – Building 2 composite	PRJ62226_FP001
		Floor Plans – Building 3 composite	PRJ62226_FP002
		Floor Plans – Building 4 composite	PRJ62226_FP003
		Typical Unit Plans	PRJ62226_FP004
		Unit ST-01 (Type B) - ST-01	PRJ62226_FP006
		Unit ST-02 (Type A) - ST-02	PRJ62226_FP007
		Unit 1B-01 (Type A) - 1B-01	PRJ62226_FP008
		Unit 1B-02 (Type B)	PRJ62226_FP009
		Unit 1B-03 (type B)	PRJ62226_FP010
		Unit 1B-04 (Type B)	PRJ62226_FP011
		Unit 1B-05 (Type B)	PRJ62226_FP012
		Unit 2B-01 (Type A)	PRJ62226_FP013
		Unit 2B-02 (Type B)	PRJ62226_FP014
		Unit 2B-03 (Type B)	PRJ62226_FP015
		Unit 2B-04 (Type B)	PRJ62226_FP016

		Unit 2B-05 (Type B)	PRJ62226_FP017
		Unit 3B-01 Alt1 (Type A)	PRJ62226_FP018
		Statistical Comparison of Orchestra Village dated 04/21/16 from original submittal of 11/30/15	PRJ62226_EX002
Application for modification to Peccole Ranch Master Plan on 250 acres MOD-63600 GPA-63599 ZON-63601 DIR-63602	MOD	Staff Report (MOD/GPA/ZON)	N/A
		Application	PRJ63491_AP001
		Deed/legal description	PRJ63491_DG001
			PRJ63491_DG002
			PRJ63491_DG003
		Legal Description of The Two Fifty	PRJ63491_DG004
		SOFI	PRJ63491_SF001
			PRJ63491_SF002
			PRJ63491_SF003
		DINA	PRJ63491_DI001
		2016 Peccole Ranch Master Plan Narrative	PRJ63491_MD001
		Justification letter dated 06/23/16	PRJ63491_JL002
		Just letter Exhibit 1 – Map of Assessor’s Parcel Numbers	PRJ63491_EX001
		Just letter Exhibit 2 – ZVL dated 12/30/14	PRJ63491_EX002
		Just letter Exhibit 3 – 2016 Major Mod Development Areas	PRJ63491_EX003
		Exhibit A – 1989 Peccole Ranch Master Plan	PRJ63491_EX004
		Exhibit B - 1990 Peccole Ranch Master Plan	PRJ63491_EX005
		Exhibit C - 1990 Peccole Ranch Area Plan	PRJ63491_EX006
		Exhibit D - Current Master Plan zoning and built area	PRJ63491_EX007
		Exhibit E-1 - As built overlaid on 1989 Master Plan	PRJ63491_EX008
		Exhibit E-2 - Golf course 1989 vs current location	PRJ63491_EX009
		Exhibit F-1 - As built overlaid on 1990 Master Plan	PRJ63491_EX010
		Exhibit F-2 - Golf course 1990 vs current location	PRJ63491_EX011
		Exhibit G - 2016 Major Mod to 1990 Peccole Master Plan	PRJ63491_EX012
		Exhibit H – Zoning Verification Letter of 12/30/14	PRJ63491_EX013
		Exhibit I - 2016 Major Mod acreage tabulation w/zoning	PRJ63491_EX014
		Exhibit J-1 - 2016 Major Mod showing repurposed uses	PRJ63491_EX015
		Exhibit J-2 - 2016 Major Mod Devt Areas/Land Use	PRJ63491_EX016

		Exhibit K-1 - Orient Express-Winter Palace (existing)	PRJ63491_EX017
		Exhibit K-2 - Orient Express-Winter Palace (with MOD)	PRJ63491_EX018
		Exhibit L-1/L-2 (L-1 - Conceptual site plan of 67.21 ac)	PRJ63491_EX019
		Exhibit M-1 - Higher Density Development: Myth and Fact	PRJ63491_EX020
		Exhibit M-2 - Brookings Report: The Next Real Estate Boom	PRJ63491_EX021
		Exhibit N - Golf courses within 4.5 mi radius of Badlands	PRJ63491_EX022
		Exhibit O - Economic & Fiscal Benefits Study (June 2016)	PRJ63491_EX023
		Exhibit P - 1989 vs 1990 approved acres by use	PRJ63491_EX024
		Exhibit Q - 1990 approved acreage, unit count and use data	PRJ63491_EX025
		Exhibit M-3 (ULI Multi-Family)	PRJ63491_EX030
	GPA	Application (GPA)	PRJ63491_AP002
			PRJ63491_AP003
			PRJ63491_AP004
		Justification Letter dated 06/23/16 (GPA/ZON)	PRJ63491_JL001
		Location Map	PRJ63491_GM001
	ZON	Application (ZON)	PRJ63491_AP005
			PRJ63491_AP006
			PRJ63491_AP007
		Justification Letter dated 06/23/16 (GPA/ZON)	PRJ63491_JL001
		Location Map	PRJ63491_ZM001
	DIR	Staff Report (DIR)	N/A
		Application (DIR)	PRJ63491_AP008
			PRJ63491_AP009
			PRJ63491_AP010
		The Two Fifty Development Agreement	PRJ63491_DA001
		DA Exhibit A - Legal Description dated 02/24/16	PRJ63491_DA002
		DA Exhibit B - Master LU Plan with Sect A-G	PRJ63491_DA003
		DA Exhibit D - Design Guidelines 06/20/16	PRJ63491_DA004
		DA Exhibit F - Development Phasing	PRJ63491_DA006
		DG Exhibit A - Development Areas 06/20/16	PRJ63491_DA007
		DG Exhibit B - Design Guidelines/Std	PRJ63491_DA008
		DG Exhibit C - Roadway Exhibit 04/20/16	PRJ63491_DA009